

Town of Mashpee

16 Great Neck Road North, Mashpee, MA 02649
ph: (508) 539-1400

Planning Board Minutes 12-18-2013

Mashpee Planning Board

Minutes of Meeting

December 18, 2013 at 7:00 p.m.

Wauquoit Meeting Room, Mashpee Town Hall

Approved 3-0 on January 15, 2014

Planning Board Members Present: Chairman George Petersen, Dennis Balzarini, David Kooharian

Also Present: Tom Fudala-Town Planner

Absent: Mary Waygan, Joe Cummings, Joe Mullin

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Wauquoit Meeting Room at Mashpee Town Hall by Chairman Petersen at 7:00 p.m. on Wednesday, December 18, 2013 and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES—December 4, 2013

MOTION: Mr. Balzarini made a motion to accept the minutes of December 4th as written. Mr. Kooharian seconded the motion. All voted unanimously.

PERFORMANCE GUARANTEE

Chairman Petersen read for the record the request to sign an expense voucher in the amount of \$6,795.33 from the DPW for road construction work on Candlewood Lane and Fox Hill Road from two performance guarantees held for said work for lots 23 and 48 Conaumet Highlands subdivision. Mr. Fudala indicated that a bill had been received from Lawrence Lynch for work completed, except for the topcoat of Candlewood Lane, and the addition of asphalt for the grade to the catch basin. Funds were available in two accounts for lots 23 and 48 in Conaumet Highlands. Mr. Rowley inspected the work. Mr. Fudala indicated that the work that could be completed at the site, at this time, had been completed and approximately \$1,000 in funds would remain and be available to complete the topcoat and loam and seed.

MOTION: Mr. Balzarini made a motion to pay the Lawrence Lynch invoice for \$6,795.33. Mr. Kooharian seconded the motion. All voted unanimously.

Planning Board members signed the voucher. Mr. Fudala suggested that the account with \$5,400 be closed out with the remaining balance being deducted from the other account.

PUBLIC HEARING

7:10 Applicant: BCDM, LLC

Location: On and between Blue Castle Drive and Degraess Road, identified on the Mashpee Assessors Maps as Map 104, Blocks 14, 20 and 48

Request: Approval of a Special Permit for 16-lot cluster subdivision (Continued from 12/4)

7:10 Applicant: BCDM, LLC

Location: On and between Blue Castle Drive and Degraess Road, identified on the Mashpee Assessors Maps as Map 104, Blocks 14, 20 and 48

Request: Approve 16-lot cluster subdivision Definitive Subdivision Plan (Continued from 12/4)

The appointed time having arrived, the Chair read for the record the request and opened both public hearings. It was noted that two letters were received on December 18 from Matt Costa, representative of the applicant, requesting to continue the public hearing for the Special Permit to February 5, 2014. The second letter requested an additional 60-day extension of the original 135-day time frame of the Ockway Highlands Definitive Plan decision time and in addition to the original 60-day extension. Mr. Fudala indicated that the extra 60 days would extend the clock to late March. Members were in agreement to grant the extension.

MOTION: Mr. Balzarini made a motion to agree to a 60 day extension. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to continue both public hearings to February 5, 2014 at 7:10 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

7:30 Applicant: Federal National Mortgage Association c/o Cotuit Solar LLC

Location: 36 Savanna's Path / Trinity Place

Request: Approval of 1-lot definitive subdivision plan and road designs (Continued from 12/4)

The appointed time having arrived, the Chair read the request and opened the public meeting. A request had been received for a 60-day extension of time, extending it into March.

MOTION: Mr. Balzarini made a motion to agree to a 60 day extension for Cotuit Solar. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to continue the public hearing to January 15, 2014 at 7:10 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

BOARD ITEMS

New Business

Schedule "Bridges at Mashpee" Special Permit Public Hearing-Mr. Fudala confirmed that National Development was seeking a public hearing for February 5, as their final hearing with the Cape Cod Commission would take place on January 2. Mr. Balzarini inquired about reference to an ANR and Mr. Fudala clarified that changing a subdivision street would require a Definitive Subdivision Public Hearing process. Members were in agreement.

MOTION: Mr. Balzarini made a motion to schedule the public hearings for Bridges of Mashpee for February 5, 2014 at 7:30 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to waive the review fee. Mr. Kooharian seconded the motion. All voted unanimously.

Land Court Reporter Expense Voucher-\$230

MOTION: Mr. Balzarini made a motion to pay \$230 for the Land Court Reporter. Mr. Kooharian seconded the motion. All voted unanimously.

The voucher was signed by Planning Board members.

Planning Board Annual Report-Chairman Petersen indicated that he was just about finished with the report and would be forwarding it to the other members of the Board. Mr. Fudala indicated that the report was due in to the Selectmen's office by January 6.

Old Business

Discussion of Greenways Proposal and Surrounding Commercial Property-Mr.

Fudala reported that he and Mr. Kooharian had a meeting with John Connell and Tom Ferronti of Mashpee Commons, who seemed open to considering the Greenways proposal. Mr. Fudala was also invited to join a workshop meeting at the staff level regarding E. Steeple Street and Trout Pond. There was discussion regarding the Cape Cod Commission's DRI purview.

MMR Military Civilian Community Council-Update of MMR Joint Land Use

Study-No update

Environmental Oversight Committee-No update

Design Review Committee-No update

Community Preservation Committee-No update

Charter Review-No update

Historic District Commission-No update

CORRESPONDENCE

-Cape Cod Commission – Announcement letter regarding availability of District Local Technical Assistance funds
-Cape Cod Commission - Draft DRI Decision regarding “Bridges at Mashpee”—Chairman Petersen recommended that Planning Board members review the document in preparation for the February 5 Public Hearing.

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Kooharian seconded the motion. All voted unanimously. The meeting adjourned at 7:34 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

-Mathew Costa Letter—BCDM Development, Ockway Highlands Request for 60-Day Extension
-Mathew Costa Letter—BCDM Development, Ockway Highlands Request to Continue Public Hearing
-Cotuit Solar Letter—60-Day Extension and Continuation
-Attorney Eliza Cox Letter—Bridges at Mashpee Public Hearing Request
-Cape Cod Commission Draft Decision—Bridges at Mashpee
-Office of the Attorney General Approvals Regarding Warrant Articles 15, 19, 20, 21 and 22
-Annual Report of the Planning Department
-Cape Cod Commission Notice of District Local Technical Assistance Funds